

# TO LET

6,771 sq ft (629 sq m)

- Available for immediate occupation
- Close to A570 St Helens Linkway
- Established industrial location
- Large communal service yard



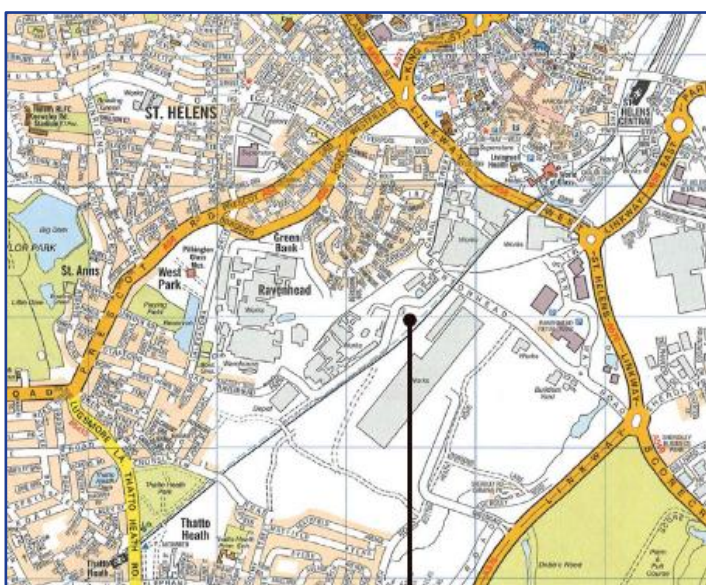
Modern industrial / storage unit

**Unit 3, Ravenhead Road**  
**St Helens**  
**WA9 5EA**

**dh** DAVIES HARRISON  
REAL ESTATE  
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**St Helens, WA9 5EA**



**Ravenhead Road**

## LOCATION

The subject unit is located in the established industrial area of Ravenhead Road in St Helens.

Ravenhead Road lies 1 mile off the A570 St Helens Linkway dual carriageway which links the town to the M62 motorway some 3 miles to the south with good connectivity to the A580 East Lancashire Road, M57 and M6 Motorways. Ravenhead Road is an established industrial location and offers a mixture of older manufacturing and modern premises.

## DESCRIPTION

The unit is located in a terrace of six and has been constructed to a shell specification of steel portal frame with brick / blockwork and profile cladding to elevations. It benefits from a concrete floor, 10% roof lights, sodium lighting and a WC.

The unit has a height of 5.03m to the underside of the eaves haunch rising to 6.55m at the apex and is served by a manual up and over roller shutter door which leads to a communal service yard. Externally the site is secured by palisade fencing to its perimeter together with vehicle access gates.

## SPECIFICATION

- Steel portal frame construction
- Brick / blockwork and profile cladding to elevations
- Eaves height 5.03m to underside of haunch
- 1 level access up and over shutter door
- Secure communal service yard

## SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage. The services have not been tested.

## ACCOMMODATION

The property has the following gross internal area:

|        | Sq ft | Sq m |
|--------|-------|------|
| Unit 3 | 6,771 | 629  |

## EPC

An Energy Performance Certificate is available upon request.

## RATEABLE VALUE

We advise interested parties make their own enquiries with the St Helens Council Business Rates Department.

## PLANNING

The property is situated on an established industrial estate. We advise interested parties make their own planning enquiries of St Helens Council.

## TERMS

The premises are available by way of full repairing and insuring lease for a term to be agreed.

## RENTAL

Upon application.

## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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